059.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,300 / 813,300
					USE VALUE:	813,300 / 813,300
					ASSESSED:	813,300 / 813,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPALIMBERIS GEORGE & ANNA/TRS
Owner 2:	PAPALIMBERIS 2 NOMINEE RLTY TR
Owner 3:	
Street 1:	18 SAINT THOMASMORE DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	PAPALIMBERIS GEORGE-ANNA -
Owner 2:	-
Street 1:	116 JOHNSON ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Asbestos Exterior and 2267 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4289.000	428,800	400	384,100	813,300
Total Card	0.098	428,800	400	384,100	813,300
Total Parcel	0.098	428,800	400	384,100	813,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.76 /Parcel: 358.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 39461
GIS Ref
GIS Ref
Insp Date 08/28/18

!5216!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	428,800	400	4,289.	384,100	813,300		Year end	12/23/2021
2021	104	FV	409,200	400	4,289.	384,100	793,700		Year End Roll	12/10/2020
2020	104	FV	409,600	400	4,289.	384,100	794,100	794,100	Year End Roll	12/18/2019
2019	104	FV	317,700	400	4,289.	378,600	696,700	696,700	Year End Roll	1/3/2019
2018	104	FV	330,800	5100	4,289.	290,800	626,700	626,700	Year End Roll	12/20/2017
2017	104	FV	309,900	5100	4,289.	274,300	589,300	589,300	Year End Roll	1/3/2017
2016	104	FV	309,900	5100	4,289.	252,400	567,400	567,400	Year End	1/4/2016
2015	104	FV	275,500	5100	4,289.	235,900	516,500	516,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:49:25

LAST REV

Date	Time
09/10/18	15:30:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPALIMBERIS GE	61464-560		3/25/2013	Convenience	1	No	No		
	13645-266		2/1/1979		47,000	No	No		Y

USER DEFINED

Prior Id # 1:	39461
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2013	515	Manual	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
6/13/2013	Info Fm Prmt	EMK	Ellen K
2/27/2009	Measured	372	PATRIOT
4/10/2000	Inspected	263	PATRIOT
1/8/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4289		Sq. Ft.	Site		0	70.	1.28	6									384,069						384,100	

Total AC/HA:	0.09846	Total SF/SM:	4289	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	384,069	Spl Credit		Total:	384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11316717
Const Adj.:	0.94040596
Adj $ / SQ:	188.429
Other Features:	102295
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621430
Depreciation:	192643
Depreciated Total:	428786

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

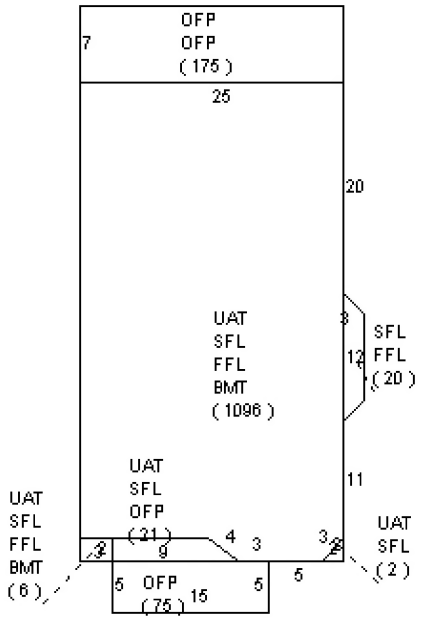
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.43
Special Features:	0	Val/Su Net:	104.69
Final Total:	428800	Val/Su SzAd	189.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,145	188.430	215,751
FFL	First Floor	1,122	188.430	211,418
BMT	Basement	1,102	56.530	62,295
OFP	Open Porch	446	19.000	8,472
UAT	Upper Attic	281	75.370	21,198

Net Sketched Area:	4,096	Total:	519,134
Size Ad	2267	Gross Area	4940	FinArea	2267
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X12	A	AV	1940	5.72	T	40.8	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400